

Alpha Pro Surveying LLC
1436 32nd Circle SE
Rio Rancho, New Mexico 87124
Office (505) 892-1076 mobile: 259-2003
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November 4, 2019

City of Albuquerque
Development Review Board
Plaza del Sol
600 Second Street NW
Albuquerque, NM 87102

REF: Lots 4 & 5, Freeman Addition
4635 & 4639 Grande Drive NW, Albuquerque, NM
Zone Atlas Page: F-14
Applicant: Scot Thurgood and Jeanine Thurgood Trust

The applicant requests DRB review and comment for a minor subdivision plat. The property is located in the north valley. The plat proposes the division of two existing lots into five new lots. The property is currently IDO zoning is "R-1C". Seven copies of the sketch plat and other required materials are included with this application.

Sincerely,



Gary E. Gritsko
NMPS No. 8686



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input checked="" type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: <u>Scot Thurgood</u>	Phone: <u>505-761-9644</u>
Address: <u>305 Enchanted Valley Rd NW</u>	Email: <u>sthurgood@tfcplumbing.com</u>
City: <u>ALBU.</u>	State: <u>NM</u>
Professional/Agent (if any): <u>Alpha Pro Surveying LLC</u>	Phone: <u>505-892-1076</u>
Address: <u>1436 32nd Cir. SE</u>	Email: <u>gary@alphaprosurveying.com</u>
City: <u>RIO RANCHO</u>	State: <u>NM</u>
Proprietary Interest in Site:	Zip: <u>87124</u>
	List <u>all</u> owners:

BRIEF DESCRIPTION OF REQUEST

Divide 2 existing lots into 5 new lots

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: <u>4 and 5</u>	Block: <u>-</u>	Unit: <u>-</u>
Subdivision/Addition: <u>FREEMAN ADDITION</u>	MRGCD Map No.: <u>-</u>	UPC Code: <u>SEE BACK</u>
Zone Atlas Page(s): <u>F-14</u>	Existing Zoning: <u>R-1C</u>	Proposed Zoning: <u>R-1</u>
# of Existing Lots: <u>2</u>	# of Proposed Lots: <u>5</u>	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 4635+4639 Grande Between: GRIGGOS RD NW and: Bellrose Ave NW

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature: <u>Gary E. Gritsko</u>	Date: <u>11/14/2019</u>
Printed Name: <u>GARY E. GRITSKO</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:	Fee Total:	
Staff Signature:	Date:	Project #

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- Interpreter Needed for Hearing? if yes, indicate language: _____
- Zone Atlas map with the entire site clearly outlined and labeled

SKETCH PLAT REVIEW AND COMMENT

- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)
- Letter describing, explaining, and justifying the request

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Copy of recorded IIA
- DXF file and hard copy of final plat data for AGIS submitted and approved
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer


MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

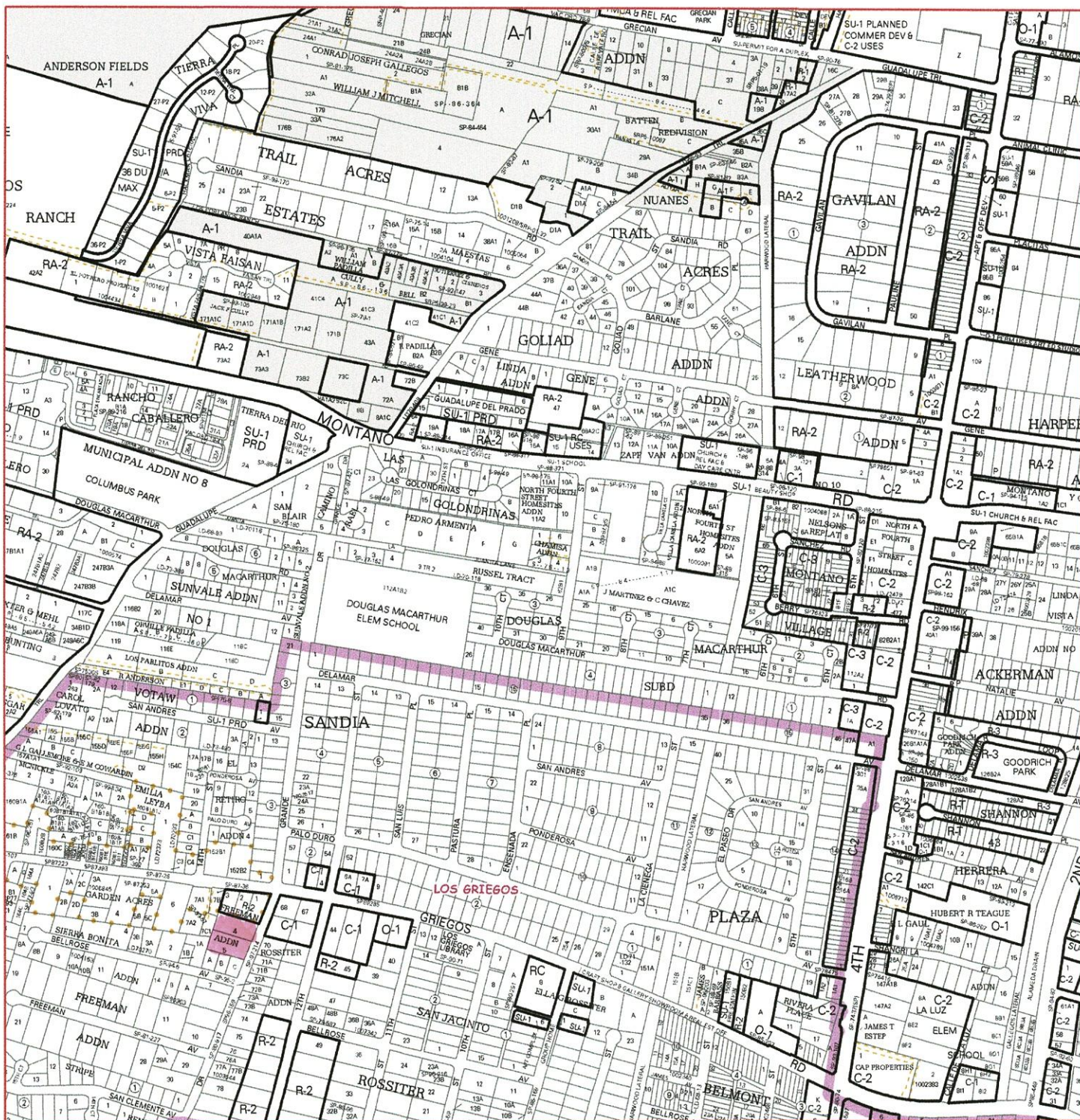
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal. (7 copies, folded)
- Cross sections of proposed streets (3 copies, 11" by 17" maximum)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Proposed Infrastructure List, if applicable
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT

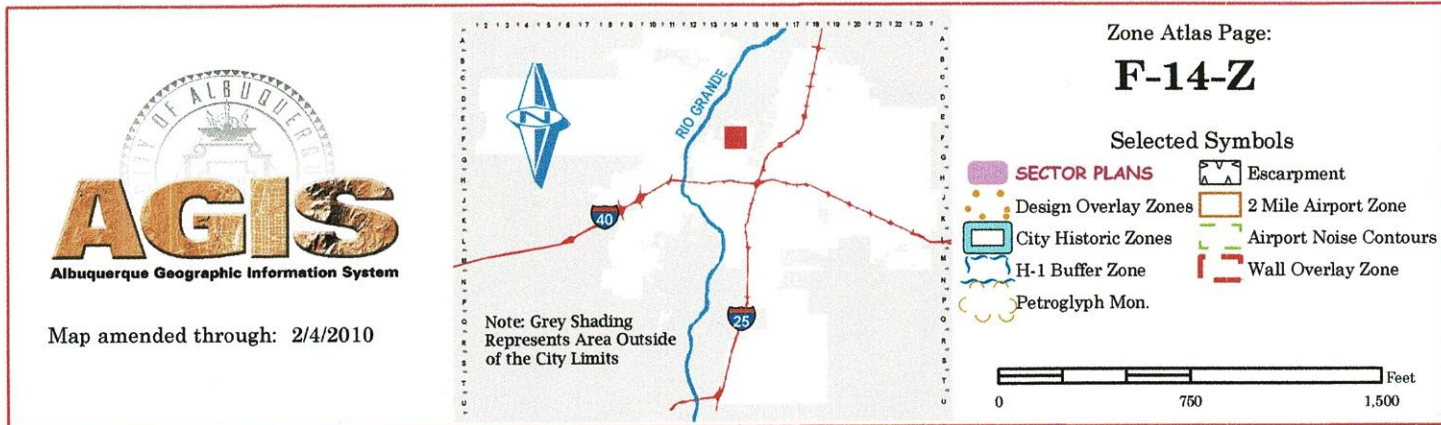
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Infrastructure List, if applicable
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

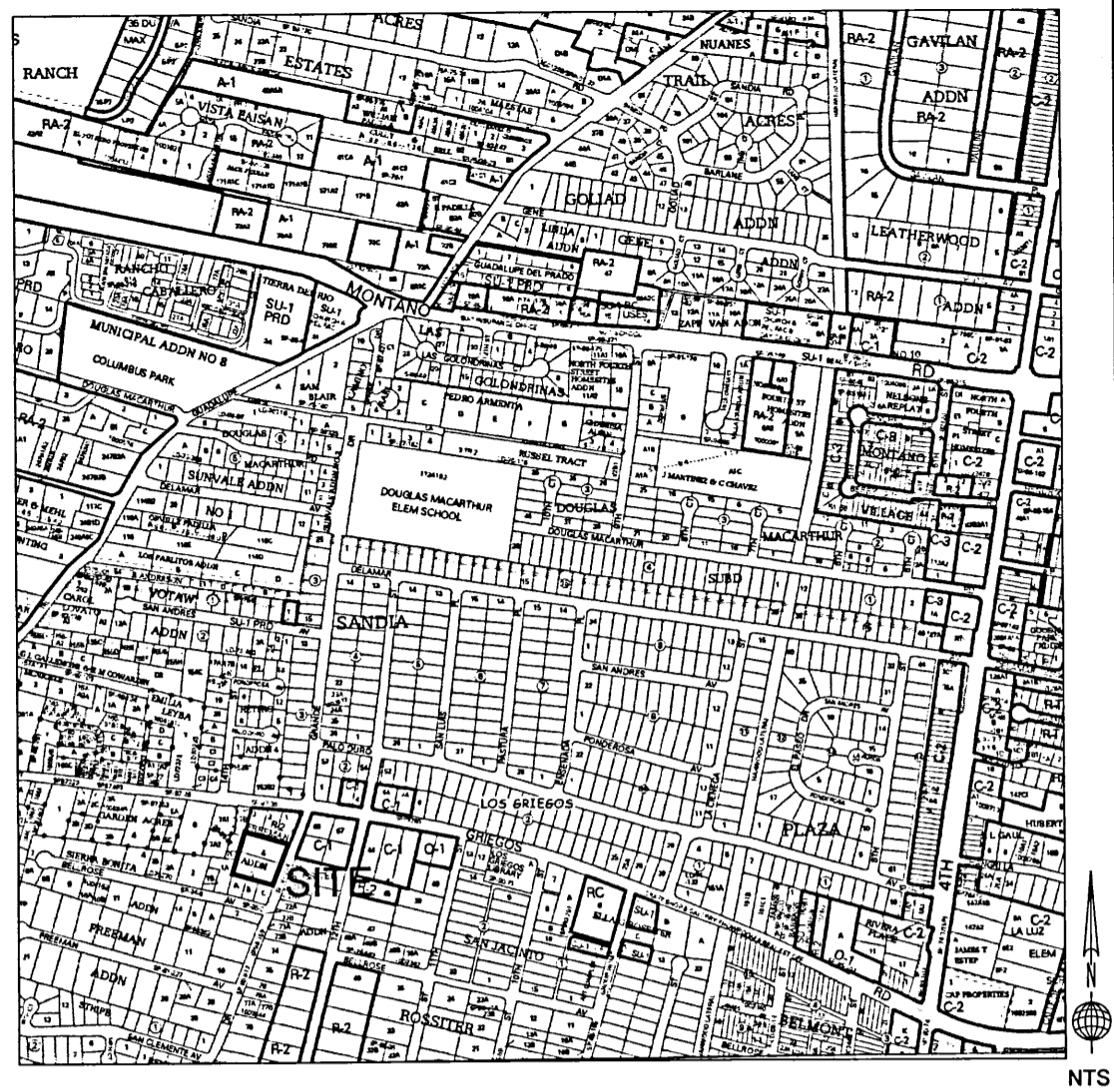
Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i>	
Signature: <i>Gary E. Gritsko</i>	Date: <i>Nov. 4, 2019</i>
Printed Name: <i>GARY E. GRITSKO</i>	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
_____	-
_____	-
_____	-
Staff Signature:	
Date:	



For more current information and more details visit: <http://www.cabq.gov/gis>





VICINITY MAP ZONE ATLAS PAGE F-14

UTILITY APPROVALS:

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

APPROVED: _____ DATE _____
 A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, other equipment and related facilities reasonably necessary to provide electrical services.

APPROVED: _____ DATE _____
 B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

APPROVED: _____ DATE _____
 C. Qwest Corporation d.b.a. Century Link QC for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services.

APPROVED: _____ DATE _____
 D. Comcast Cable for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable tv services.

INCLUDED, is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, change, remove, replace, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from and over said easements, with the right and privilege of going upon, over and across adjoining lands of grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER: In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a title search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

LEGAL DESCRIPTION:

Lots numbered Four (4) and Five (5) of FREEMAN ADDITION to the City of Albuquerque, New Mexico, as the same are shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on August 17, 1945 in Plat Book C1, page 94.

U.P.C. No.: 1-014-061-111-059-301-79 (Lot 4), 1-014-061-107-049-301-78 (Lot 5)

FREE CONSENT:

The undersigned owner(s) do hereby consent to the platting of said property as shown hereon and the same is with their free consent and in accordance with their desires. The undersigned individuals hereby represent themselves as authorized to so act. The undersigned hereby grant the easement(s) as shown and noted hereon. The undersigned warrant that they hold among them complete and indefeasible title in fee simple to the subdivided property.

 Scot L. Thurgood, trustee Jeanine Thurgood, trustee
 for the Scot L. Thurgood and Jeanine Thurgood Revocable Trust

ACKNOWLEDGEMENT

State of New Mexico)
 County of Bernalillo)ss

This instrument was acknowledged before me on _____, 20____.

BY: Scott L. Thurgood and Jeanine Thurgood

My Commission expires: _____
 _____ Notary Public

SURVEYOR'S CERTIFICATE:

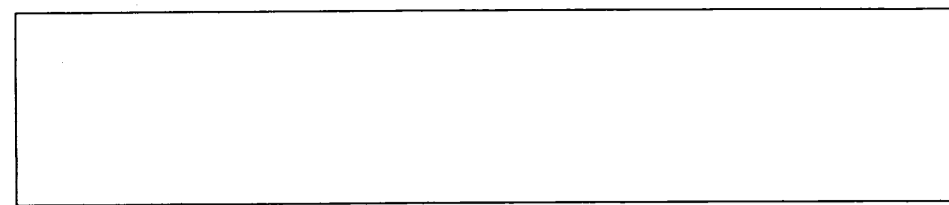
I, Gary E. Gritsko, a duly qualified New Mexico Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that it shows all easements as shown on the plat of record or made known to me by the owners of the subdivision shown hereon, utility companies and other parties expressing an interest and that it meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further that it meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.

Gary E. Gritsko
 Gary E. Gritsko, N.M.P.S. No. 8686

OCT. 31, 2019
 Date



COUNTY CLERK RECORDING STAMP



SKETCH PLAT OF
 Lots 4-A, 4-B, 5-A, 5-B & 5-C
 FREEMAN ADDITION
 within the Elena Gallegos Grant
 projected Section 32, T.11N., R.3E., N.M.P.M.
 City of Albuquerque, Bernalillo County, New Mexico
 October 2019

PURPOSE OF PLAT:

The purpose of this plat is to subdivide two existing lots into five new lots and to grant additional easements as noted.

CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD APPROVALS:

PROJECT NO. _____ APPLICATION NO. _____

 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

 PARKS & RECREATION DEPARTMENT DATE

 A.B.C.W.U.A. DATE

 A.M.A.F.C.A. DATE

 CITY ENGINEER DATE

 TRAFFIC ENGINEERING DATE

 CITY SURVEYOR DATE

BERNALILLO COUNTY TREASURER'S CERTIFICATE:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

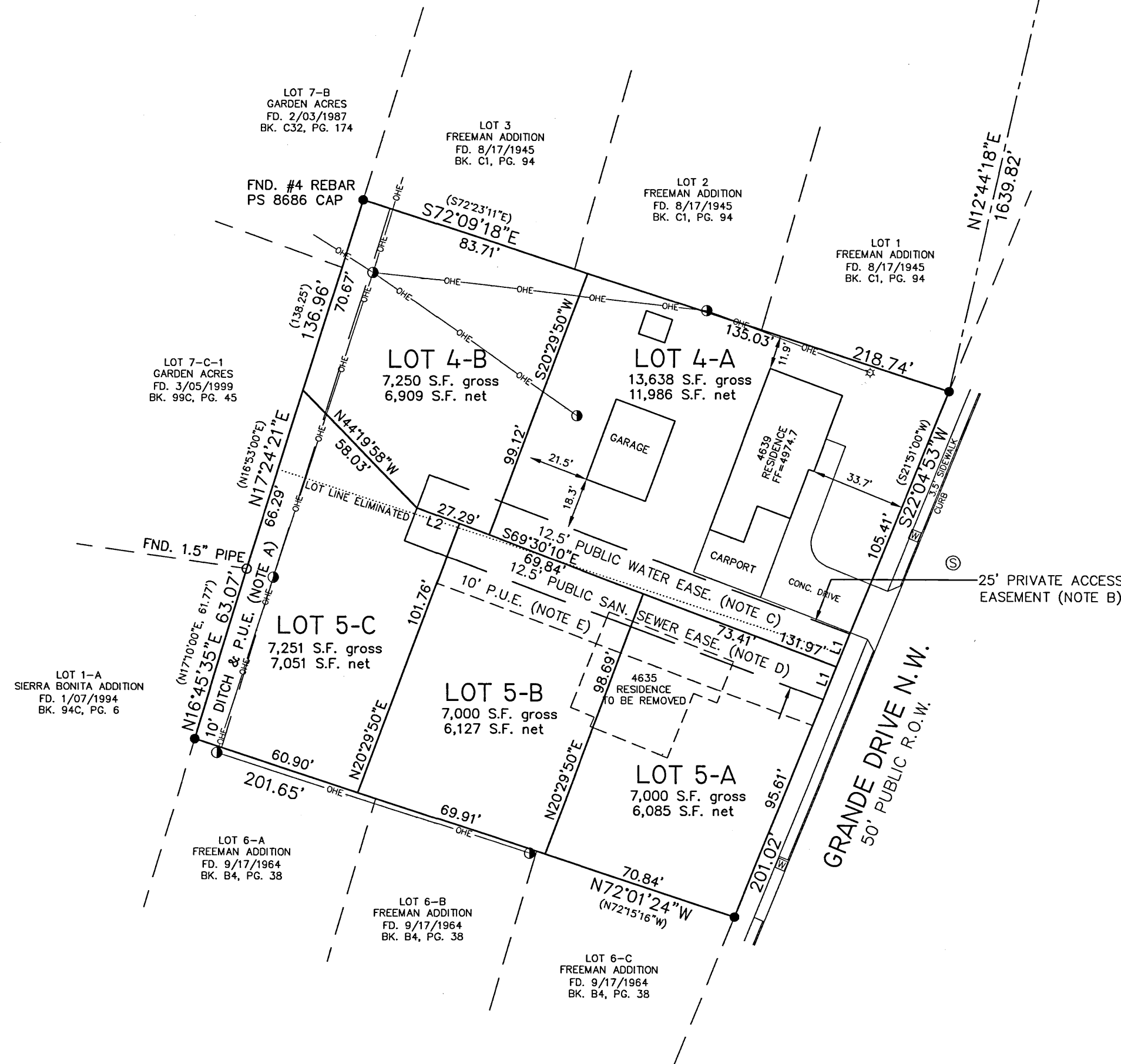
UPC#: _____

PROPERTY OWNER OF RECORD

 Bernalillo County Treasurer Date

SKETCH PLAT OF
 Lots 4-A, 4-B, 5-A, 5-B & 5-C
 FREEMAN ADDITION
 within the Elena Gallegos Grant
 projected Section 32, T.11N., R.3E., N.M.P.M.
 City of Albuquerque, Bernalillo County, New Mexico
 October 2019

AGRS STATION "DOUGLAS"
 NM STATE PLANE COORDINATES
 N=1505417.495, E=1520286.421
 CENTRAL ZONE (NAD 83)
 G-G FACTOR: 0.999682452
 MAPPING ANGLE: -0°13'52.53"
 ELEVATION: 4975.078 FT NAVD88

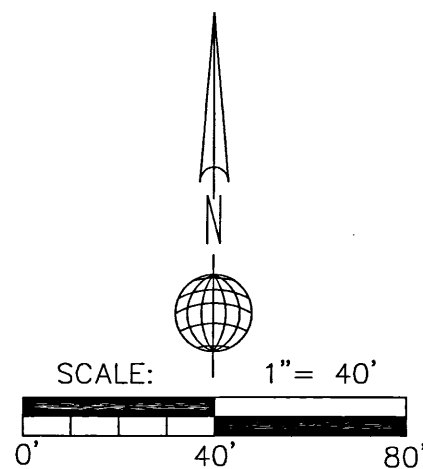


SURVEY AND SUBDIVISION NOTES:

- Bearings are based on NM State Plane grid bearings, Central zone, NAD83, rotated at AGRS Control Station "DOUGLAS".
- Distances are horizontal ground distances in US survey feet.
- Bearings and distances in parenthesis () are record measurements, where record dimensions differ from actual measurements.
- This plat shows all easements of record made known to this surveyor.
- Gross subdivision area: 0.9674 acre, or 42,138 sq. ft., more or less.
- Number of existing lots: 2
- Number of lots created: 5
- FLOOD ZONE: The property shown hereon is located in Zone X (Shaded), areas with reduced flood risk due to levees, according to the FEMA Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0119G, effective date September 26, 2008.
- SOLAR RESTRICTIONS: No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision. (Section 14-14-4-7)
- Reference documents:
 - Plat of Freeman Addition, filed 8/17/1945, Plat Bk. C1, Page 74.
 - Adjoining plats and deeds as noted hereon.

EASEMENT NOTES:

- Ten (10) feet wide Ditch and Public Utility Easement granted by the plat of Freeman Addition, filed on August 17, 1945 in Plat Book C1, Page 94
- Twenty-five (25) feet wide Private Access Easement granted by this plat for ingress and egress to Lots 4-A, 4-B, 5-A, 5-B & 5-C shown hereon. The road within this easement shall be constructed and maintained by the owners of said Lots. This easement is also granted as a Public Water and Sanitary Sewer Easement for the installation and maintenance of public water and sanitary sewer lines and related equipment.
- Twelve and one-half feet (12.5') wide Pulic Water Easement granted by this plat for the installation and maintenance of public water lines and related equipment.
- Twelve and one-half feet (12.5') wide Public Sanitary Sewer Easement granted by this plat for the installation and maintenance of public sanitary sewer lines and related equipment.
- Ten (10) feet wide Public Utility Easement granted by this plat for the installation and maintenance of public utility lines and related equipment, including the right of ingress and egress and the right to trim interfering trees and shrubs.



MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/PLASTIC CAP STAMPED "G.GRITSKO PS8686", UNLESS OTHERWISE NOTED

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.505	S22°04'53"W
L2	16.00	S69°30'10"E

ALPHA PRO SURVEYING LLC
 1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124
 PHONE (505) 892-1076 ALPHAPROSURVEYING.COM
 DRAWN BY: GG FILE NO.:19-285